

EST 1770



# Longstaff INC. Eckfords

BOURNE RESIDENTIAL: 01778 420406 [www.longstaff.com](http://www.longstaff.com)



29 Mill Drove, Bourne, Lincolnshire, PE10 9BY, PE10 9BY

**£385,000 Freehold**

- Individual Detached House
- Lounge/Diner
- Kitchen
- Three Bedrooms
- Very Large Garden

A unique opportunity has arisen to purchase an individual detached house located in arguable the most sought after location in Bourne.

All interested parties are invited to an open event Saturday 17th October between 11.00am and 12.00pm. No appointments necessary.

SPALDING 01775 766766 BOURNE 01778 420406

ESTATE AGENTS ~ VALUERS ~ AUCTIONEERS ~ SURVEYORS ~ LETTINGS ~ RESIDENTIAL ~ COMMERCIAL ~ AGRICULTURAL



## GROUND FLOOR

### ACCOMMODATION

uPVC part glazed door located at side of house leading to Entrance Hallway: Recessed storage space, stairs to first floor, under stairs storage cupboard.

### LOUNGE/DINER

10' 8 MAX " x 23' 11" (3.25m x 7.29m) A lovely light and airy room, feature fire place with electric fire, white surround, mantle and hearth, TV point, radiator with cover, feature full length window at front, further windows at front and sides, wall mounted electric radiator.

### KITCHEN

8' 10" x 12' 4" (2.69m x 3.76m) Fitted wall mounted and floor standing cupboards, complimentary worktops and splash back tiling, inset porcelain sink and drainer, space for slim line



cooker, space and plumbing under worktop for dishwasher, deep pantry style cupboard, vinyl flooring, window to rear.

#### INNER HALLWAY

uPVC Part glazed door to garden.

Off Hallway: Cloakroom, low level WC with concealed flush.

#### UTILITY ROOM

8' 0" x 7' 7" (2.44m x 2.31m) Fitted wall mounted and floor standing cupboards, space and plumbing under worktop for automatic washing machine and tumble dryer, space for large fridge/freezer., vinyl flooring.

#### FIRST FLOOR LANDING

Wall mounted electric heater.

#### BEDROOM 1

10' 7" x 10' 9" (3.23m x 3.28m) Two built in wardrobes, window to front.

#### BEDROOM 2

10' 7" x 10' 9" (3.23m x 3.28m) Inset ceiling spotlights, built in wardrobe, window to front.

#### BEDROOM 3

6' 8" x 8' 8" (2.03m x 2.64m) Built in wardrobe, wall mounted electric heater, window to rear.

#### FAMILY BATHROOM

Panelled bath with TRITON electric shower over, wash hand basin, low level WC with concealed flush, complimentary splash back tiling, vinyl flooring, heated towel rail.

#### EXTERNALLY

This property benefits from a very large plot. The front garden has a mature shrub border with the remainder laid to lawn and a large driveway which provides off road parking for several cars.

A gate gains access to the beautiful private rear garden. There is a paved patio seating area and a very large lawn with attractive trees and shrubs. At the rear of the garden there is a purpose built timber summer house which is an ideal home office. It has power, light and Wi-Fi connected. Bi-fold doors open to a large decked covered veranda. An ideal place to sit and relax.

#### DIRECTIONS

From Eckfords and Longstaff office turn left into North Street and continue into North Road. Turn right into Mill Drove. Number 29 is located on the left hand side.

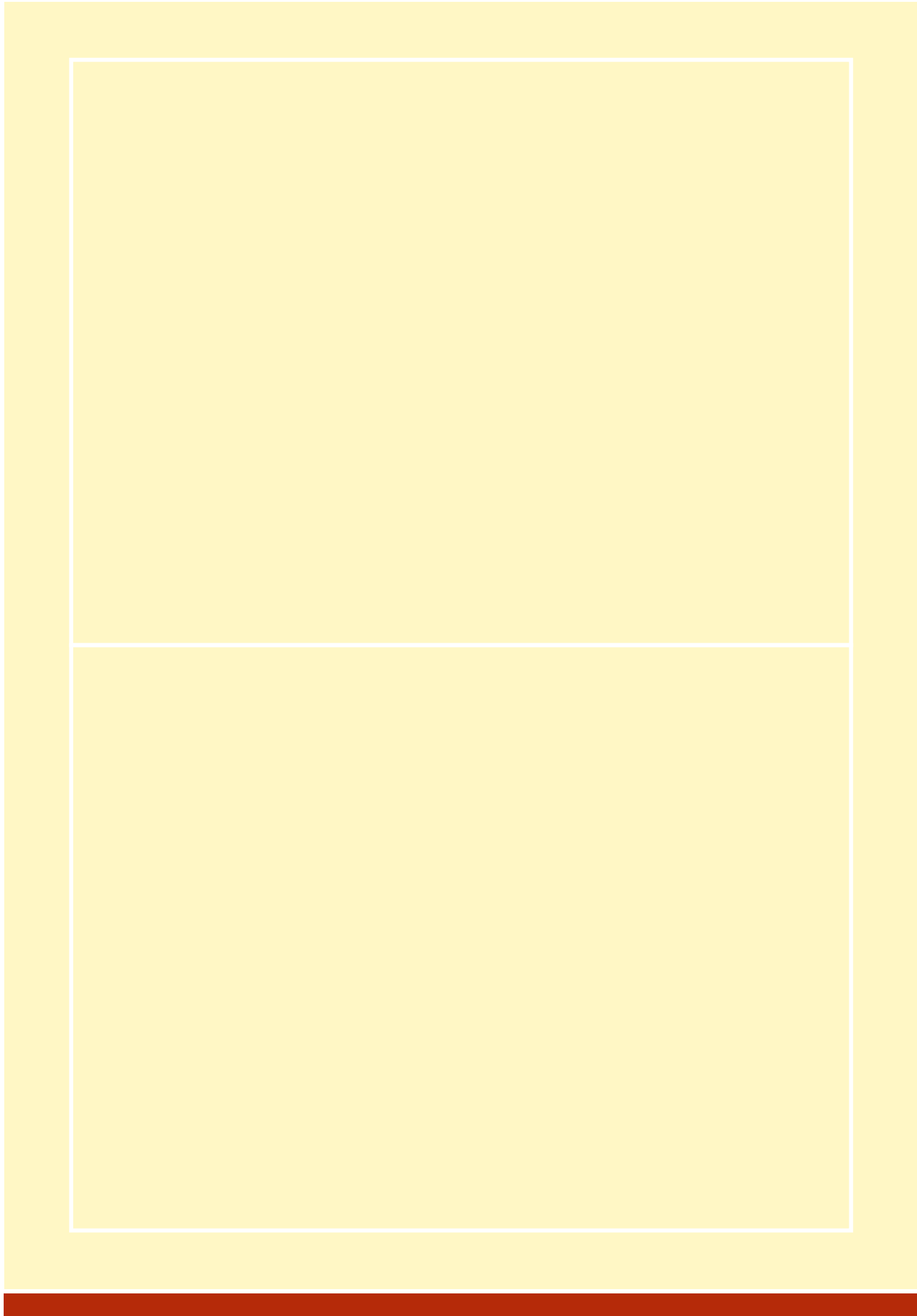
#### AMENITIES

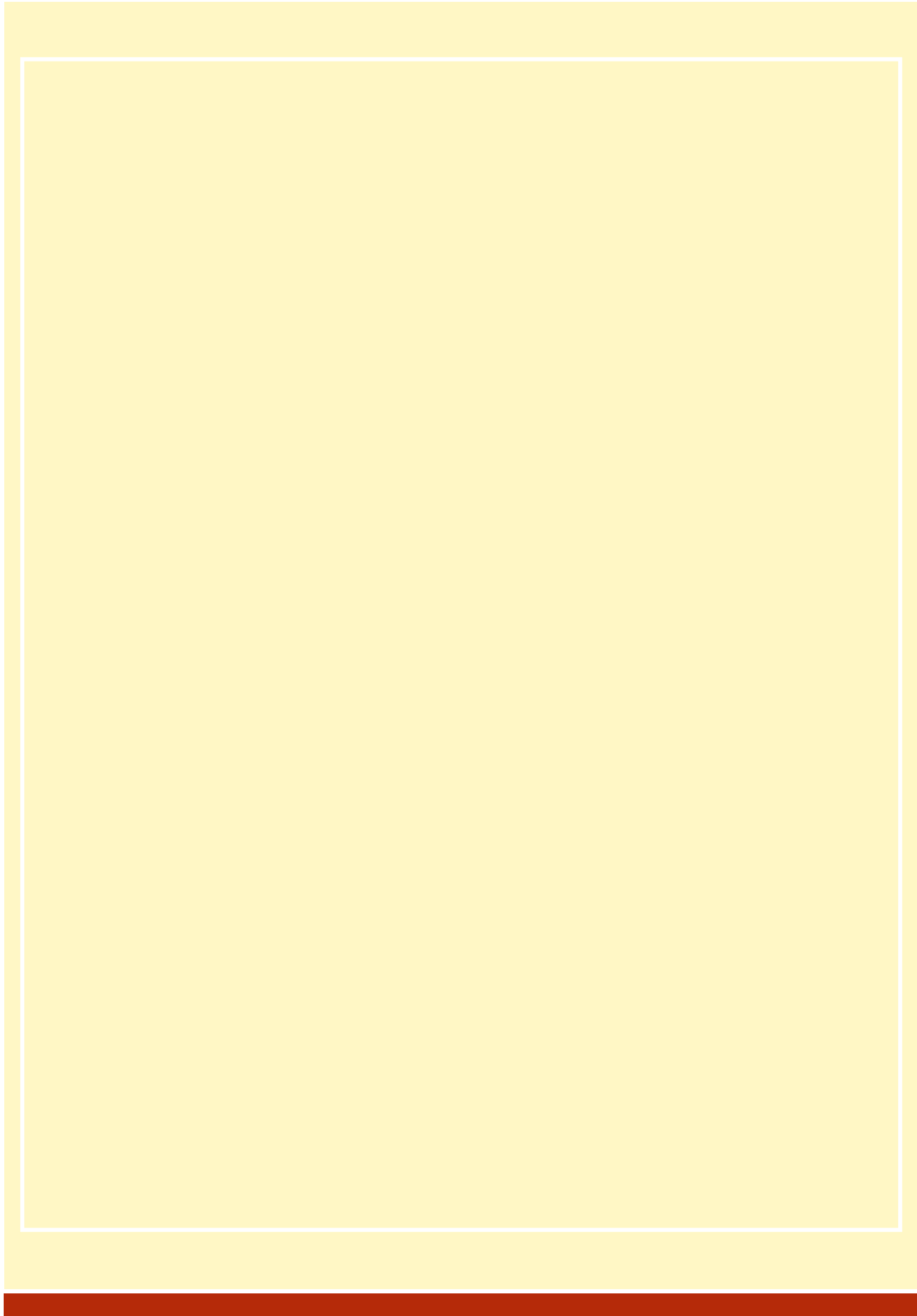
This property is located close to Bourne Academy and within easy walking distance to Bourne Grammar and excellent primary schools. Bourne has several national supermarkets, independent shops and an abundance of bars, restaurants and takeaways.

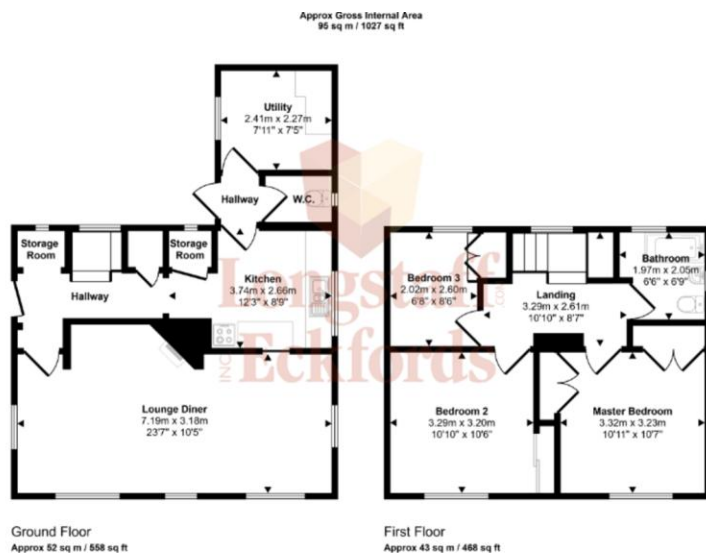
There are direct bus links to Peterborough and Stamford and from Peterborough a direct train to London Kings Cross.











| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         | 76 C      |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             | 36 F    |           |
| 1-20  | G             |         |           |

**TENURE** Freehold

**SERVICES** TBC

**COUNCIL TAX** BAND C

#### LOCAL AUTHORITIES

South Kesteven District Council 01476 406080  
 Anglian Water Services Ltd. 0800 919155  
 Lincolnshire County Council 01522 552222

#### PARTICULARS CONTENT

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**Ref: 18157**

Viewings are to be arranged by prior appointment. We make every effort to produce accurate and reliable details but if there are any particular points you would like to discuss prior to making your inspection, please contact our office. We suggest you contact us to check the availability of this property prior to travelling to the area in any case.

#### ADDRESS

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 PE10 9AE

#### CONTACT